# **Utah State Building Board**



#### **MEETING**

**April 9, 2008** 

## <u>MINUTES</u>

### **Utah State Building Board Members in attendance:**

Larry Jardine, Chair Kerry Casaday, Vice Chair Mel Sowerby Steve Bankhead John Nixon, Ex-Officio

#### **DFCM and Guests in attendance:**

Division of Facilities Construction & Management Kent Beers Division of Facilities Construction & Management Shannon Elliott Division of Facilities Construction & Management Michael Ambre Division of Facilities Construction & Management Bob Anderson Division of Facilities Construction & Management Matt Boyer Division of Facilities Construction & Management S'ean Crawford Division of Facilities Construction & Management Lucas Davis Division of Facilities Construction & Management Dana Edwards Division of Facilities Construction & Management **Darrell Hunting** Division of Facilities Construction & Management **Brent Lloyd** John Nichols Division of Facilities Construction & Management Division of Facilities Construction & Management Tim Parkinson Division of Facilities Construction & Management Jeff Reddoor Division of Facilities Construction & Management Jim Russell Division of Facilities Construction & Management Wayne Smith Division of Facilities Construction & Management Craig Wessman

Kimberly K. Hood Department of Administrative Services
Steve Allred Legislative Fiscal Analyst's Office

Kimberlee Willette Governor's Office of Planning and Budget

Nate Millward Board of Regents

Brent Petersen
Kent Thorsted
Bob Askerlund
Davis Applied Technology Center
Davis Applied Technology Center
Salt Lake Community College
Southern Utah University

John McNary

Ken Nye

Ben Berrett

University of Utah

Utah State University

**Utah State University** Darrell Hart Utah Valley State College Jim Michaelis Weber State University Kevin Hansen Architectural Nexus Sara Greenhalgh **BNA** Consulting Sarah Parris Pat Gleason

Calder Richards Engineers

Colvin Engineering Marion Cook **EDA Architects** Keri Hammond **GSBS** Architects Skip Bourgeois MHTN Architects Chris Coutts Spectrum Engineers Heather King VCBO Architecture James VanRoosendaal

Alyn Lunceford Courts State Parks Dan Clark **UDOT** Bill Jusczak

Utah State Hospital Peggy Grusendorf Wildlife Resources Greg Sheehan

On Wednesday, April 9, the Utah State Building Board held a regularly scheduled meeting in W025 State Capitol Complex, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:05am.

#### APPROVAL OF MINUTES OF MARCH 12, 2008.....

Chair Jardine sought a motion on the minutes of the March 12, 2008, meeting.

Mel Sowerby moved to approve the meeting minutes for March 12. **MOTION:** The motion was seconded by Steve Bankhead and passed unanimously.

#### ALLOCATION OF FY2009 CAPITAL IMPROVEMENT FUNDS......

Kent Beers introduced Lynn Hinrichs as the assistant director over Capital Development and Capital Improvements. Each capital improvement manager introduced themselves and the projects they manage.

Mr. Beers referred to the FY2008 Capital Improvement Performance Report. The annual report is a status report to the Building Board on the projects approved one year ago. There were 173 state funded capital improvement projects approved by the Board last year and managed by DFCM. Projects managed by the Capitol Preservation Board, University of Utah, and Utah State University were reported separately. Of the 173 projects managed by DFCM, 158 (91%) of them were complete or under contract within the year. This was the fifth consecutive year where DFCM had exceeded the 90% goal.

Mr. Beers introduced Kurt Baxter as his assistant. Mr. Baxter is a DFCM Capital Development project manager who will begin assisting with Mr. Beers' administrative duties as well as manage projects.

Chair Jardine recognized the Capital Improvement staff for diligently working on the projects completed and under contract. The percentages had significantly increased from past years.

Kent Beers referred to the FY2009 Summary of Replacement Costs of Facilities versus Share of Capital Improvement Funding handout. This document identified that \$46,267,300 was allocated to higher education for capital improvement funding in FY2009, and \$30,103,600 allocated to state agencies. Statewide programs administered by DFCM included roofing, paving, and hazardous materials, received \$6,467,200 for a grand total of \$82,838,100. This was the highest amount of capital improvement funding granted to the Building Board by the Legislature. Higher education received 61% for the FY2009 funding, while state agencies received 39% of the funding. The replacement cost for higher education buildings is 62%, with state agencies representing 38% of the funding received.

Steve Bankhead questioned what percentage of the \$46 million allocated to higher education is managed by Utah State University and the University of Utah versus what is actively managed by DFCM. Mr. Beers referred to the Summary of Capital Improvement Funding for FY2005-FY2009 handout. For FY2009, the University of Utah received 22% of the funding and Utah State University received 11% of the funding. The handout was broken out between agency and institution to show how the \$46 million was allocated for higher education and the \$30 million was allocated for state agencies. It identified a five year history as to how much each agency and institution has historically received and how much they are receiving specifically this year. The total of \$82,838,100 represented 1.1% which is the total replacement value. The amount increased as the value of the buildings increased and new buildings were added to the system.

John Nixon asked if all of the Department of Environmental Quality would be moving into the newly approved building. Mr. Beers referred to the FY2009 Capital Improvement recommendations. The document indicated that the Department of Environmental Quality will be allocated \$128,600 for Building #2 for the replacement of fiber board duct work. The current plan is for DEQ to move into the new multi-agency building, but the plan is dependent on the demolition and replacement of the existing State Office Building. If the Governor's office and the Legislature determine that the State Office Building will not be demolished and replaced, DEQ will move into the Human Services building in early spring of 2010. If the State Office Building is demolished, DEQ will move into the new building in 2012 in order to provide State Office Building employees temporary office space during construction of the new building. Other agencies are slated to move into the DEQ building.

Mr. Beers highlighted the amount of funding each agency and institution will receive in capital improvement funding.

| College of Eastern Utah     | \$<br>986,200   |
|-----------------------------|-----------------|
| Dixie State College         | \$<br>2,500,000 |
| Salt Lake Community College | \$<br>3,701,600 |
| Snow College                | \$<br>1,682,000 |
| Southern Utah University    | \$<br>2,426,500 |

| University of Utah Utah State University Utah Valley University Weber State University Utah College of Applied Technology Agriculture Alcoholic Beverage Control Capitol Preservation Board Community and Culture Corrections Courts DFCM Environmental Quality Fair Park Health Human Services National Guard Natural Resources Office of Education Public Safety Tax Commission UDOT | \$16,678,800<br>\$ 8,405,000<br>\$ 2,931,300<br>\$ 4,248,800<br>\$ 2,707,100<br>\$ 76,000<br>\$ 304,800<br>\$ 1,753,700<br>\$ 402,000<br>\$ 4,153,300<br>\$ 3,016,700<br>\$ 3,462,600<br>\$ 128,600<br>\$ 128,600<br>\$ 503,700<br>\$ 800,400<br>\$ 3,794,200<br>\$ 2,996,900<br>\$ 4,781,900<br>\$ 4,781,900<br>\$ 574,300<br>\$ 312,000<br>\$ 260,000<br>\$ 1,937,300 |
|--|---|
| •  | \$ 260,000  |
| -  |   |

The \$1 million allocated above the normal allocation to the National Guard for statewide armory upgrades was directed by the Capital Facilities Committee. The Legislature also gave them \$3 million totaling \$4 million for the upgrade of armories across the state.

Mel Sowerby questioned how the Governor's Mansion Carriage House Roof/Seismic Upgrades/Stone Rehabilitation came to be a capital improvement project. Kent Beers responded the historic Carriage House has deteriorated over the last few years and the roof leaks into the facility and onto the exterior stone causing rapid decay of the exterior stone. An assessment of the building determined that the roof system needed to be replaced and modernized, the building needed to be seismically upgraded, and the exterior stone needed to be restored. Maintaining a facility of this nature is an appropriate use of capital improvement funds. Additional allocations may be sought next year to complete modest upgrades to the interior of the facility.

Steve Allred asked how the statewide program planning and design fund differed from the DFCM planning fund. Kent Beers responded that the \$1 million allocation to the statewide program planning and design fund is specific to capital improvement projects. The DFCM planning fund is specific to capital development projects. The planning and design fund allows projects to begin with early design prior to receiving approval for the project. It also allows the project to have a firm cost estimate when it is presented to the Board. Because

of the systematic funding formula for capital improvement projects, DFCM can plan for projects anticipating funding.

Kent Beers introduced Wilbern McDougal as a nominee to fill the vacant Board member position. His nomination is still pending official approval from the Governor's Office. Mr. McDougal was the owner and president of McDougal Realty for over 40 years, and has been involved in many civic and government offices.

Kent Beers sought approval on the FY2009 Capital Improvement projects and the \$720,000 for the unallocated roofing funds to be reallocated by the Building Board. The latter are projects resulted from bid savings on roofing projects that are placed in a fund specifically for roofing projects.

MOTION: Mel Sowerby moved to approve the allocation of the FY2009 Capital

Improvement funds. The motion was seconded by Steve Bankhead and

passed unanimously.

MOTION: Steve Bankhead moved to approve the reallocation of the roofing funds.

The motion was seconded by Kerry Casaday and passed unanimously.

## □ DWR ADDITION TO GREAT BASIN RESEARCH CENTER.....

DFCM recommended the Board approve a \$650,000 Non-State Funded Capital Development project for the Division of Wildlife Resources (DWR) at the Great Basin Research Center (Seed Warehouse). The new addition will increase capacity at the Seed Warehouse and will be constructed on state-owned property. Funding for the project will come from outside contributors and will not require state-funded O&M or future capital improvements. A letter from DWR requesting approval of the project was provided to the Board and Greg Sheehan, DWR, was present to answer questions.

Utah Code 63A-5-104(3)(b) states, "Legislative approval is not required for a capital development project if the State Building Board determines that:

- (i) the requesting higher education institution [or state agency] has provided adequate assurance that;
  - a. state funds will not be used for the design or construction of the facility; and
  - b. the higher education institution [or state agency] has a plan for funding in place that will not require increased state funding to cover the cost of operations and maintenance to, or state funding for, immediate or future capital improvements to the resulting facility.

DWR submitted documentation stating they would not request future improvements or O&M dollars on this project.

Greg Sheehan, DWR, stated the project is an expansion of the current warehouse. The recent wildfires and statewide efforts to improve water sheds and habitats have created a

lot of demand for DWR to address re-seeding efforts around the state. DWR has federal partners willing to help facilitate the efforts. The funding is contractually agreed upon with a majority coming from the Bureau of Land Management. The facility will be located on 17,000 square feet in Ephraim and this would add an additional 10,000sf.

MOTION: Steve Bankhead moved to approve the DWR addition to the Great Basin Research Center. The motion was seconded by Mel Sowerby and passed unanimously.

■ WEBER STATE UNIVERSITY REQUEST TO PROCEED WITH PROGRAMMING OF THE WASATCH HALL RENOVATION ......

Weber State University has been going through a strategic planning process recently and has discovered they lack adequate campus student housing. WSU has slightly over 400 bed spaces on campus for approximately 18,000 students, which has affected student life activities. They hope that by increasing the bed space by approximately 1,000 spaces they might also increase the student life activity.

Wasatch Hall, Stansbury Hall and South Hall are all dormitories built in 1960. WSU is preparing a detailed analysis to determine if they can develop Wasatch Hall into a facility that can accommodate about 200 more beds and a more modern room configuration. Wasatch Hall is currently being used as surge space and houses those displaced by the Union Bulding renovation and construction at Elizabeth Hall. Upon completion of those projects, WSU will reconfigure the space back to its original intended purpose of a residence hall. LaSal and Stansbury Hall were recently converted to married housing and currently has a waiting list. These buildings are all auxiliary spaces and do not require state funding but do require Building Board approval to proceed with the programming, planning and design proposed for the facilities. Funding will come from student fees and will be supplemented by capital campaign funds and donations.

MOTION: Mel Sowerby moved to approve Weber State University to proceed with the programming of the Wasatch Hall renovation. The motion was seconded by Kerry Casaday and passed unanimously.

ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY .....

Ken Nye provided the FY2008 Capital Improvement performance report for projects managed by the University of Utah. The University managed 26 projects funded for the current fiscal year. Three roofing projects were managed by DFCM and were not included in the report.

Of the 26 projects, 62% are complete or under contract for construction. The Student Services Fire Alarm Replacement project was out to bid and bids are due April 17. The nine paving requests were combined into one project to obtain a better price for the

asphalt. Bids for the combined paving project are due April 10. Once these bids are completed, the University will be at 96% and within two weeks will be at 100%.

Mr. Nye continued with the administrative report for the University of Utah for the period of February 22 to March 21, 2008. There were six design agreements, one study agreement, and four construction contracts issued for the period.

MOTION: Mel Sowerby moved to approve the administrative report for the University of Utah. The motion was seconded by Kerry Casaday and passed unanimously.

Darrell Hart provided the FY2008 Capital Improvement Performance Report for projects managed by Utah State University. There were 24 projects funded for FY2008 and four roofing projects were being managed by DFCM. There were 17 projects that were complete or under construction which totaled about 85%. One of the projects will be under contract within the next week which would have them to 90%. They have recently received bids on two mechanical projects and both are considerably more than the estimate and will need to be reconfigured. They are currently at 85% and in two weeks will be at 90%.

Ben Berrett provided the administrative report for Utah State University for the period of February 20 to March 19, 2008. There were two professional contracts and six construction contracts issued for the period. Of USU's 64 current projects, 13 are in the design/study phase, 37 are in construction, and 14 are substantially complete.

The 2008 Legislature approved the transfer of \$225,000 from the Contingency Reserve Fund to the Project Reserve fund. This will help USU to successfully complete current projects and will provide some flexibility to award contracts on future projects that may require funding.

MOTION: Steve Bankhead moved to accept the administrative report for Utah State University. The motion was seconded by Mel Sowerby and passed unanimously.

□ ADMINISTRATIVE REPORTS FOR DFCM .....

Kent Beers provided the administrative report for DFCM for the period of February 21 to March 18, 2008. There were 20 construction contracts awarded for the period. There is a balance of \$7 million in the Contingency Reserve Fund and \$5.4 million in the Project Reserve Fund.

□ ADJOURNMENT.....

MOTION: Mel Sowerby moved to adjourn at 10:05am. The motion was seconded by Steve Bankhead and passed unanimously.